27A

BOOK 11083 PAGE 729

WARRANTY DEED

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF August 1998

Notary Public

MY COMMISSION EXPIRES: 5-2-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John David Abbott (NAME)	SEBRING CAPITAL CORP. (NAME)	MAP 118-01
807 Montrose Avenue (ADDRESS)	16610 DALLAS PKWY STE 2400 (ADDRESS)	PARCEL 403
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	DALLAS TX 75248 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gregory L. Beard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John David Abbott

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Bransford Realty Co's Montrose Park Subdivision, of record in Book 547, page 25, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gregory L. Beard, unmarried, by deed from Wilson Enterprises, Inc., of record in Book 10838, page 246, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 547, page 25, said Register's Office.

0480119 IDENTIF. ↑ REFERENCE

98 AUG 27 AM 8:40 DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 807 Montrose Avenue, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24TH day of August 19 98

Gregory L. Beard

Gregory L. Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Gregory L. Beard, unmarried

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24 day of August, 1999.

Commission expires ____

KEVIN D. MONTGOMERY NOTARY PUBLIC Exp. 11/27/1999 DAVIDSON COUNTY TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

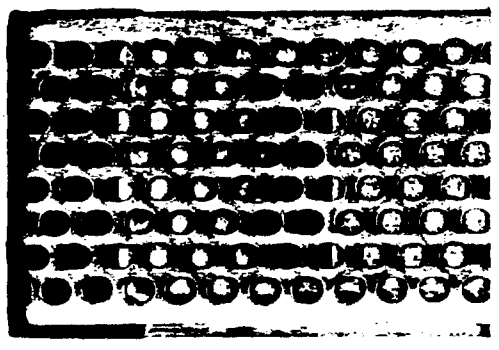
Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

Notary Public

2517 08/27 0101 03CHECK 332.90



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

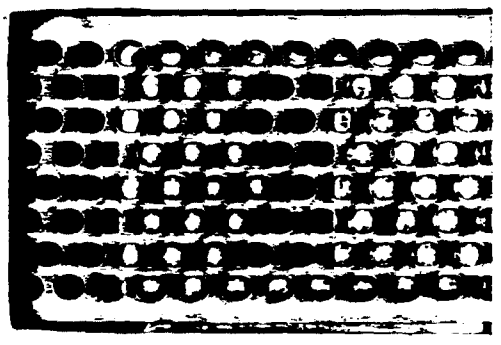
BOOK 11083 PAGE 731

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 87000.00
CON TX 321.90
PRFEE 1.00
MTGTAX 8.00
CFEE 2.00
TOTAL 332.90
CHECK 332.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
08/27/98 01 08:41 0001 2517



0480119
IDENTIF. ↑ REFERENCE

98 AUG 27 AM 8:40
REGISTER
DAVIDSON COUNTY, TN

No.1337997